

Mr. William V. Dickenson  
President, Board of Directors  
Grand Prairie Metropolitan Utility and  
Reclamation District of Dallas County, Texas  
1300 Post Oak Blvd., Suite 1400  
Houston, Texas 77056

Dear Mr. Dickenson:

In the fall of 1992 you contacted the United States Environmental Protection Agency (EPA) regarding the location of a planned horse race track to be developed by the Lone Star Jockey Club. The area was the site of a municipal landfill used in the mid-1960s. This landfill has been closed for a number of years.

Your concerns included a question concerning incompatibility of the fill material under 40 CFR Part 230. This question was referred to EPA's Region 6 Environmental Services Division Wetlands Program staff, who reviewed the permit modification proposal received on February 16, 1993. EPA had no objections, a determination which was conveyed to U.S. Army Corps of Engineers.

This letter will address the potential for release of hazardous substances to the site's environment which may pose a threat to the fish and wildlife habitat as well as to the adjacent landowners. EPA subsequently advised you that a site investigation would be conducted under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), commonly known as Superfund, to evaluate the potential threat posed to public health, welfare, and the environment.

EPA reviewed relevant information contained in the Region 6 CERCLA files and all information provided by Lone Star to the Texas Racing Commission. Region 6 conducted a Superfund site assessment evaluation to determine the potential threat posed to the public health and the environment by this site. Based on this evaluation, EPA has concluded that according to established CERCLA guidelines, this site does not at this time meet the minimum criteria for inclusion on the National Priorities List, 40 C.F.R. Part 300, Appendix B, the list determining priorities among releases or threatened releases throughout the United States for the purpose of taking remedial action.

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A CERCLA decision of "Site Evaluation Accomplished" will be entered into the Superfund database, and the site will be referred to the Texas Water Commission for appropriate action, if any, under applicable state statutes. EPA's decision to not propose the Lone Star Jockey Club for inclusion on the CERCLA National Priorities List at this time does not address any other environmental permit or compliance requirements needed to acquire, develop, or operate the property under other local, state, and Federal laws.

Enclosed you will find a Superfund Site Strategy Recommendation for the area known as the Lone Star Jockey Club.

I hope this information is helpful in addressing your concerns. If I may be of any further assistance, please contact me.

Sincerely yours,

Joe D. Winkle  
Acting Regional Administrator

Enclosure

cc: A. Grigsby (TWC)  
S. Walker (USACOE)  
J. McClanahan (FEMA)

bcc: S. Meadours (TWC)  
N. Thomas (6E-F)  
Site Files:

TXD980795637

TXD980795595

TXD980795603

TXDD980630263